



**HOLMANS**  
ESTATE AGENTS



# Pixham Cottage, Main Street, Willersey, Broadway, Worcestershire, WR12 7PJ

Guide Price £599,950, Freehold

## Property Description

Forming an integral part of the street scene of this picturesque North Cotswold village and combining the innate character and charm of a mid 17th century period home with the contemporary refinements of modern day living, this inner-terraced, three storey, three bedroomed village retreat is strongly recommended for internal inspection.

Period features of the property include a cosy front living room with a homely wood burning stove in an inglenook fireplace and stone flagged floors. There are some exposed random pointed stone walls, antique oak beams, wattle-and-daub style panelling particularly to the first floor and two inviting window seats at the front of the property. More contemporary refinements include gas fired central heating from a combination boiler, sealed unit double glazing, a solid oak fitted kitchen with a range of integrated appliances and the master bedroom on the second floor has its own ensuite shower room and w.c.

To the rear the property has its own enclosed southerly facing rear garden taking full advantage of the sun most of the day and perfect for alfresco dining.

The property is located mid-way between two of the most famous towns in the North Cotswolds, Chipping Campden and Broadway, where there are a wide range of good quality restaurants, shops and supermarkets. Willersey is serviced by two public houses, a garage and local stores.

## Accommodation comprises:

### Entrance Porch

Glazed on three sides with central panelled front door.

### Living Room

(14' 02" x 12' 10" ) or (4.32m x 3.91m)

With original stone flagged floor, inglenook fireplace with Dover cast iron wood burning stove and canopied cover. Random stone walls, substantial lintel and exposed beam to the ceiling. Built-in cupboard to one recess in chimney breast, built-in window seat with attractive outlook over gardens to the front. Double radiator, four wall-mounted light points. Engineered oak door leading to central dining room.

### Central Dining Room

(11' 07" x 9' 05" ) or (3.53m x 2.87m)

With ornamental inglenook recess, metal flue lining if required, antique lintel. Limestone-style ceramic tiled flooring, leaded pane window back to back with kitchen, Built-in under stairs storage cupboard, random pointed Cotswold stone wall, staircase to first floor. Single radiator with cabinet surround and two built-in cupboards to one recess of chimney breast.

### Rear Kitchen

(16' 01" x 6' 08") or (4.90m x 2.03m)

Full-width with stable-style back door, part-teak and part marble-style laminate work tops with split-level Bosch ceramic hob with built-in electric circathern oven below and externally ducted cooker hood above. Tiled surround to work surfaces, canopy with pelmet lighting over Belfast-style sink. All medium oak-style fronted cupboards all with bespoke oak units incorporating six wall-mounted cupboards, integrated washing machine, integrated slim-line dishwasher, integrated fridge and freezer, barley twist-style corns to the side of the oven. Three further base cupboards, particularly attractive lantern roof over breakfast area. Double radiator, stonework forming the entrance to the kitchen which was originally the rear door to the house. UPVC double glazed rear window.

### First Floor Landing Area

Staircase rising to second floor, gallery-style landing with baton balustrade, single radiator with cabinet surround. With loft storage above.

### Front Bedroom 2

(12' 04" x 9' 05" ) or (3.76m x 2.87m)

With built-in window seat, two double built-in wardrobes, outlook over gardens and main street in Willersey. Two owl hole recesses. Double radiator and exposed painted ceiling beam.

### Bathroom/W.C.

With three piece suite in white, low flush w.c., pedestal wash hand basin and enamel steel bath with hand-held shower attachment. Part-tiled walls, ladder-style chrome heated towel rail and radiator. Antique oak panelled wattle-and-daub style wall. Built-in extractor.

### Separate Study/Office

(9' 06" x 6' 03" ) or (2.90m x 1.91m)

With light oak-style flooring, two double cupboards, one with storage below and the top one housing Vaillant combination boiler for instantaneous hot water and gas fired central heating. Attractive outlook over gardens to the rear. Back to back wattle-and-daub panelling, single radiator and exposed beam.

### Second Floor Master Bedroom

(16' 03" x 16' 0") or (4.95m x 4.88m)

With access to small loft area, dormer window with north easterly aspect along the main street and treescape. Exposed substantial roof timber, wattle-and-daub panelling with exposed timbers. Double radiator, access to eaves storage areas. Built-in double wardrobe.

### En Suite Shower Room/WC

With three piece suite in white, low flush w.c., wall-mounted wash hand basin, full-tiled shower cubicle with curved glazed doors and built-in Mira shower. Wall-mounted strips light and built-in extractor.

## Outside

### Rear Garden

(30' 00" x 20' 00" ) or (9.14m x 6.10m)

With flagged base central lawned area, ideal section for alfresco dining. Technically there is a right of access for Dormer Cottage over this property's garden which is very rarely used. This property has a right of access over the garden of Campian Cottage to the main street. Large, almost full-width, timber cabin.

### Front Area

To the front of the property there is a raised gravelled area with mature lavender bushes and a communal pathway that leads the whole of the length of the five properties. This property enjoys pedestrian access to a tarmacked lane which leads to the main street. This property also has a right of access across Campian Cottage for refuse or garden materials.

## N.B

Whilst there is no official off-road parking for the property, there is an unofficial arrangement that the five cottages in the terraced row can park in the tarmacked area in front of Farm Court which is diagonally opposite the property across the road and to the right.







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Approximate Gross Internal Area  
1087 sq ft - 101 sq m



GROUND FLOOR

FIRST FLOOR

SECOND FLOOR



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY  
All measurements walls, doors, windows, fittings and appliances, their sizes and locations, are approximate only. They cannot be regarded as being a representation by the seller, nor their agent.

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## Directions

From our Moreton-in-Marsh office, turn left and at the second mini-roundabout turn right towards Broadway, along the A44 continuing through the village of Bourton-on-the-Hill, continue along the five-mile drive and descending Fish Hill to a round-about. Turn right towards Willersey, the road bends round to the left, continue past the duck pond and this property is then a short way along on the left-hand side.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) <b>A</b>		
(81-91) <b>B</b>		87
(69-80) <b>C</b>	73	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



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